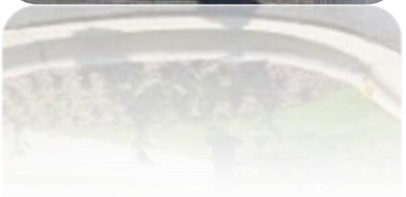


Porto Fino

Rules & Regulations



PORTO FINO HOMEOWNERS ASSOCIATION RULES AND REGULATIONS

- 1. GENERAL:** The following rules and regulations are designed to make living at Porto Fino pleasant and comfortable for each member of the Association. The restrictions which the Board imposes upon the members are for the mutual benefit of all. The cooperation and consideration of each member is vital. Any violations of the rules and regulations are subject to fines.
- 2. DUES:** Annual Homeowner dues are due and payable between the first and last day of January of each year. Any homeowner who is in arrears will be charged a \$20.00 late fee for each month that they are in arrears and be subject to a judgment and lien against them in Wake County Court.
- 3. ALTERATIONS:** Prior to any exterior alterations or additions, (fences, room additions, exterior lighting, landscaping changes, tree removal, painting, etc.) an architectural request form must be submitted to the Architectural Committee for approval of the work to be done. The purpose of the review is to provide orderly control of the modifications to our homes. It is the objective of the reviews to help the community to maintain an architecturally sound appearance that enhances the investment of all of Porto Fino's Homeowners. Once the request is submitted, the Architectural Committee will review it and reply with its decision within thirty (30) days. (Please review the PFAR Guidelines).
- 4. PARKING:** Residents should use their garages and driveways only for parking personal vehicles. The parking of vehicles on the streets of Porto Fino is prohibited except to accommodate occasional homeowner needs of less than a few hours and guests visiting for less than one week. No vehicle shall be parked in such a manner as to impede or prevent ready access to any homeowner's driveway or to impede the flow of traffic. No *inoperable* or *unlicensed* motor vehicles shall be parked on any lot or dedicated subdivision streets in Porto Fino. No commercial vehicles will be parked for an extended period of time. No boats, trailers, recreational vehicles or vehicles other than cars, SUV's and pick-ups shall be parked in Porto Fino so as to be visible from the street. Any such vehicles shall be parked inside homeowner's garage. Violators of the parking rule will receive a written warning notice for a 1st offense, 2nd offence is a fine of \$50, and 3rd offense is a fine of \$100. After the 3rd offense vehicles are subject to being towed at the owner's expense.

5. **FENCES:** No building, Fence, wall or other structure shall be commenced, erected, or maintained upon the properties, until complete plans and specifications showing the nature, kind, shape, heights, material and locations are submitted and approved in writing. (Please see the Porto Fino Architectural Rules and Regulations)
6. **AUTOMOBILE REPAIRS:** Minor vehicle repairs (oil changing, tire changing, spark plug Replacement, etc.) are allowed on your driveway but preferred in your garage; however, major repairs (engine overhaul, transmission repair, brake replacement, rear end repairs, etc.) are only allowed in the garage. Vehicles are not allowed to be left on jacks or blocks. No vehicle repairs are permitted on any streets in Porto Fino
7. **INSURANCE:** The Homeowners Association does not provide insurance for the residential units. It is the responsibility of the owner to provide insurance coverage for the structure.
8. **NOISE:** Being thoughtful of one's neighbors is especially important in a community such as Porto Fino. Loud noises from televisions, stereo equipment, musical instruments, pets, and other disturbances should be avoided at all times, especially between the hours of 11 pm and 8 am. If a homeowner should be disturbed by a loud noise, he should first attempt to notify the disturbing party. If the disturbing party is uncooperative and the problem is severe, then the local law enforcement agency should be contacted. The property management office should be contacted the next business day.
9. **RENTERS:** All renters must comply with the rules, regulations, and by-laws of the Association and should be properly informed of these responsibilities by the owner of the unit. Owners are responsible for informing the property management that they are renting their property and must supply renter with Porto Fino rules and regulations. The property owner is ultimately responsible for the lands violations.
10. **SIGNS:** Only standard 3X3 "For Sale" or "For Rent" signs are allowed on the property and only one sign per home is permitted. Signs are not allowed to be placed in the common areas. Subject to state law, political signs are not allowed. The Porto Fino Association may continue to prohibit or limit the display of flags and signs on common areas, easements, and right of way.
11. **PETS:** Dogs, cats, and other domestic pets are allowed, provided that they do not constitute a nuisance or annoyance to the neighborhood. Any inconvenience, damage, excrement, or unpleasantness caused by any pet shall be the sole responsibility of the owner. All dogs and cats shall be kept under the DIRECT control of their owners at all times and shall not be allowed to run free or otherwise interfere with the comfort and convenience of any resident or guest. These requirements are in accordance with the Wake Forest Leash Ordinance. Dog pens or dog runs are not allowed. No animals, livestock, or poultry of any kind shall be raised, bred, or kept for commercial purposes.

- 12. ANTENNAS/SATELLITE DISHES:** No television or radio antennas of any type are permitted. Satellite dishes must be less than 24 inches in diameter and should not be visible from the street.
- 13. MAILBOXES:** Federal Law prohibits any unauthorized entry of mailboxes. Any person in violation will be reported to the Federal Postal authorities. All mailboxes MUST be identical. Information can be obtained through property Management Company.
- 14. SWIMMING POOLS:** Above ground swimming pools are expressly prohibited. In ground pools are subject to PFAC approval.
- 15. HAZARDS:** The discharge of firearms and bow and arrows is not permitted at any time within the boundaries of Porto Fino. You will be reported to North Carolina Fish and Game and local authorities
- 16. CLOTHES LINES:** Outside clothes lines are expressly prohibited.
- 17. MAINTENANCE OF LOTS:** Yards and lawns should be maintained in a neat and orderly manner. Grass should not be allowed to exceed 8 inches in height. If a homeowner fails to maintain his property in a neat and orderly condition or otherwise neglects his property and allows unsightly conditions to develop, the Board, after thirty (30) days written notice to the owner, may, but is not obligated to take steps to remedy the problem at the owners expense. Seasonal decorations are allowed (without approval) no more than 30 days before and 30 days after the traditional observance of a holiday.
- 18. COMMON AREAS:** Every Homeowner should protect his interest in the common areas. Please do not abuse these areas by way of littering or in any way restricting the enjoyment of these areas. Do not curb your pets in the common areas.
- 19. TRASH COLLECTION: TRASH CONTAINERS:** No lot shall be used or maintained as a dumping ground for rubbish or trash. Garbage or other waste shall not be kept except in sanitary containers. No garbage, trash, debris, leaves, or other materials shall be burned on any lot. Trash containers and trash must be kept in the garage, side, or in the back of the house and not visible from the street or adjacent lot. Trash and containers must not be put out ahead of the regular schedule and should not be left out after the day trash is collected. ANYONE PLACING TRASH OUT PRIOR TO THE ABOVE WILL BE SUBJECT TO A FINE.
- A. Containers for yard waste: Yard waste will be picked up on Thursdays. It should either be put in clear plastic bags or neatly left curb side.
- B. Bulk Pick up: Bulk trash pick-up can be scheduled for Wednesdays by calling The Town of Wake Forest by 2:00 p.m. on the Tuesday before.
- C. Recycling: The Town of Wake Forest provides separate bins for recyclable items (glass, newspapers, plastic containers, etc.) every Friday.

20. SPORTS and RECREATION EQUIPMENT:

A. No sport or recreation equipment including, but not limited to, sports equipment, play sets, jungle gyms, trampolines etc. shall be placed in a location where any portion of it or its intended use area extends beyond the homeowners property onto common area or a public thoroughfare.

B. Sports and recreation equipment shall be limited to the back of the lots and shall be maintained.

C. Mobile sports goals are permitted in the front of the house provided they are located along the side of the driveway and no closer to the street than halfway between the house and the street. When not in use they are to be stored inside garage, or behind your house. Requests for permanent sports goals may be submitted to the Port Fino ARC, it should be understood they are considered inconsistent with curb appeal and the general aesthetics of Porto Fino. To help evaluate any such request the Porto Fino HOA may seek input from neighboring homeowners. In no event may any sports goal be attached to any building, including the house structure.